

Fill in this information to identify your case:

United States Bankruptcy Court for the:

CENTRAL DISTRICT OF CALIFORNIA

Case number (if known) Chapter 11

☐ Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

4/16

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name WJA SECURE REAL ESTATE FUND, LLC

2. All other names debtor used in the last 8 years  
Include any assumed names, trade names and doing business as names

3. Debtor's federal Employer Identification Number (EIN) 27-3992881

4. Debtor's address Principal place of business Mailing address, if different from principal place of business

23046 Avenida de la Carlota  
Suite 150  
Laguna Hills, CA 92653

Number, Street, City, State & ZIP Code

Orange  
County

P.O. Box, Number, Street, City, State & ZIP Code

Location of principal assets, if different from principal place of business

Number, Street, City, State & ZIP Code

5. Debtor's website (URL)

6. Type of debtor  
☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))  
☐ Partnership (excluding LLP)  
☐ Other. Specify:

Debtor **WJA SECURE REAL ESTATE FUND, LLC**  
Name

Case number (if known)

**7. Describe debtor's business** A. *Check one:*

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
- ☐ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- ☐ Railroad (as defined in 11 U.S.C. § 101(44))
- ☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
- ☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
- ☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
- ☒ None of the above

B. *Check all that apply*

- ☐ Tax-exempt entity (as described in 26 U.S.C. §501)
- ☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- ☐ Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.  
See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

\_\_\_\_\_

**8. Under which chapter of the Bankruptcy Code is the debtor filing?** *Check one:*

- ☐ Chapter 7
- ☐ Chapter 9

☒ Chapter 11. *Check all that apply:*

- ☐ Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,566,050 (amount subject to adjustment on 4/01/19 and every 3 years after that).
- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?**

- ☒ No.
- ☐ Yes.

If more than 2 cases, attach a separate list.

District	_____	When	_____	Case number	_____
District	_____	When	_____	Case number	_____

**10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?**

- ☒ No
- ☐ Yes.

List all cases. If more than 1, attach a separate list

Debtor	_____	Relationship	_____
District	_____	When	_____
		Case number, if known	_____

Debtor **WJA SECURE REAL ESTATE FUND, LLC**  
Name

Case number (if known)

**11. Why is the case filed in this district?***Check all that apply:*

- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

**12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?**☒ No☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.**Why does the property need immediate attention?** *(Check all that apply.)*☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? \_\_\_\_\_

☐ It needs to be physically secured or protected from the weather.☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).☐ Other \_\_\_\_\_**Where is the property?** \_\_\_\_\_

Number, Street, City, State &amp; ZIP Code

**Is the property insured?**☐ No☐ Yes. Insurance agency \_\_\_\_\_

Contact name \_\_\_\_\_

Phone \_\_\_\_\_

**Statistical and administrative information****13. Debtor's estimation of available funds***Check one:*

- ☒ Funds will be available for distribution to unsecured creditors.
- ☐ After any administrative expenses are paid, no funds will be available to unsecured creditors.

**14. Estimated number of creditors**☐ 1-49☒ 50-99☐ 100-199☐ 200-999☐ 1,000-5,000☐ 5001-10,000☐ 10,001-25,000☐ 25,001-50,000☐ 50,001-100,000☐ More than 100,000**15. Estimated Assets**☐ \$0 - \$50,000☐ \$50,001 - \$100,000☐ \$100,001 - \$500,000☐ \$500,001 - \$1 million☒ \$1,000,001 - \$10 million☐ \$10,000,001 - \$50 million☐ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$500,000,001 - \$1 billion☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion**16. Estimated liabilities**☐ \$0 - \$50,000☐ \$50,001 - \$100,000☒ \$100,001 - \$500,000☐ \$500,001 - \$1 million☐ \$1,000,001 - \$10 million☐ \$10,000,001 - \$50 million☐ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$500,000,001 - \$1 billion☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion

Debtor **WJA SECURE REAL ESTATE FUND, LLC**  
 Name Case number (if known)

**Request for Relief, Declaration, and Signatures**

**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature  
of authorized  
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **May 18, 2017**  
 MM / DD / YYYY

**X /s/ Howard Grobstein**  
 Signature of authorized representative of debtor  
 Title **Chief Restructuring Officer**

**Howard Grobstein**  
 Printed name

**18. Signature of attorney**

**X /s/ Lei Lei Wang Ekvall**  
 Signature of attorney for debtor

Date **May 18, 2017**  
 MM / DD / YYYY

**Lei Lei Wang Ekvall**  
 Printed name

**SMILEY WANG-EKVALL, LLP**  
 Firm name

**3200 Park Center Drive, Suite 250**  
**Costa Mesa, CA 92626**  
 Number, Street, City, State & ZIP Code

Contact phone **(714) 445-1000**

Email address **lekvall@swelawfirm.com**

**163047, California**  
 Bar number and State

**Fill in this information to identify the case:**

Debtor name **WJA SECURE REAL ESTATE FUND, LLC**  
United States Bankruptcy Court for the: **CENTRAL DISTRICT OF CALIFORNIA**  
Case number (if known): \_\_\_\_\_

☐ Check if this is an  
amended filing

**Official Form 204**

**Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders**

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Cannon Gasket PSP 7784 Edison Avenue Fontana, CA 92336		Promissory Note				\$564,352.00
Chavez, Salvador 24191 Fortune Drive Lake Forest, CA 92630		Promissory Note				\$142,420.00
Deluca Family Trust Blake D. Deluca & Deborah J. Deluca, Tru 21492 Moresby Way Lake Forest, CA 92630		Membership Equity Holder				\$103,425.02
Eggers, Gloria 28832 Drakes Bay Laguna Niguel, CA 92677		Promissory Note				\$77,800.00
Equity Trust Co. Custodian FBO The Roger and Marilou Heckman Family Tru 33555 Halyard Dr Dana Point, CA 92629		Membership Equity Holder				\$55,999.16
Equity Trust Company Custodian FBO Laurel J. Enloe IRA 302 East Cypress Anaheim, CA 92805		Membership Equity Holder				\$49,854.48
ETC FBO D. James Armstrong IRA 813 Amaryllis Lane Venice, FL 34292		Membership Equity Holder				\$61,529.06

Debtor **WJA SECURE REAL ESTATE FUND, LLC**  
Name

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				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
ETC FBO John Clark Stancil 8517 Galway Place San Diego, CA 92129		Membership Equity Holder				\$52,020.89
ETC FBO Justin and Kristina Davis 22483 Mission Hills Lane Yorba Linda, CA 92887		Membership Equity Holder				\$149,655.59
ETC FBO Pinkowski Family Trust 2124 Colina Del Arco Iris San Clemente, CA 92673		Membership Equity Holder				\$160,711.63
Garza, Gloria 701 Calle de Silva Redlands, CA 92374		Promissory Note				\$75,000.00
Keuthan, Jan 25591 Leeward Drive Dana Point, CA 92629		Promissory Note				\$69,116.55
Lewis 33681 Scottys Cove Drive Dana Point, CA 92629		Promissory Note				\$66,687.50
Moliero IRA 400 Deal Lake Drive, Apt 6D Asbury Park, NJ 07712		Promissory Note				\$194,617.70
Monaghan, Mark 14 Acorn Irvine, CA 92604		Promissory Note				\$89,000.00
Morefield 27521 Manor Hill Road Laguna Niguel, CA 92677		Promissory Note				\$171,850.00
Morefield, Dan 27521 Manor Hill Road Laguna Niguel, CA 92677		Promissory Note				\$62,597.45
Rochelle Skodi 9542 Scotstoun Drive Huntington Beach, CA 92646		Promissory Note				\$109,132.80

Debtor **WJA SECURE REAL ESTATE FUND, LLC**  
Name

Case number (if known)

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Ruby Carson 11621 Norma Lane Garden Grove, CA 92840		Promissory Note				\$93,289.61
Stan Saviski 1214 Via Visalia San Clemente, CA 92672		Promissory Note				\$59,282.31

WJA SECURE REAL ESTATE FUND, LLC  
23046 Avenida de la Carlota  
Suite 150  
Laguna Hills, CA 92653

Lei Lei Wang Ekvall  
SMILEY WANG-EKVALL, LLP  
3200 Park Center Drive, Suite 250  
Costa Mesa, CA 92626

Anselmo Garcia Roth  
P.O. Box 6609  
Laguna Niguel, CA 92677

Cannon Gasket PSP  
7784 Edison Avenue  
Fontana, CA 92336

Chavez, Salvador  
24191 Fortune Drive  
Lake Forest, CA 92630

Chvilicek  
1301 East Van Owen Avenue  
Orange, CA 92867

Deluca Family Trust  
Blake D. Deluca & Deborah J. Deluca, Tru  
21492 Moresby Way  
Lake Forest, CA 92630

Eggers, Gloria  
28832 Drakes Bay  
Laguna Niguel, CA 92677



Equity Trust Co. Custodian FBO  
The Roger and Marilou Heckman Family Tru  
33555 Halyard Dr  
Dana Point, CA 92629

Equity Trust Company Custodian FBO  
The Ivar Trust  
209 S. Stephanie St. B 124  
Henderson, NV 89012

Equity Trust Company Custodian FBO  
Jill McFall IRA  
8487 East Frostwood Street  
Anaheim, CA 92808

Equity Trust Company Custodian FBO  
Laurel J. Enloe IRA  
302 East Cypress  
Anaheim, CA 92805

Equity Trust Company FBO  
Gloria Maxine Eggers & Paul Donnelly Tru  
28832 Drakes Bay  
Laguna Niguel, CA 92677

ETC FBO  
2011 C.F. Byrne Revocable Trust  
25415 Eshelman Avenue  
Lomita, CA 90717

ETC FBO Angie B. Rust IRA  
493 South Grand Street  
Orange, CA 92866

ETC FBO Ann Armstrong IRA  
813 Amaryllis Lane  
Venice, FL 34292

ETC FBO Carl Huntenburg IRA  
61 Bolton Street #202  
Cambridge, MA 02140

ETC FBO Carl Roger Ekholm IRA  
35292 Vista De Todo  
Capistrano Beach, CA 92624

ETC FBO D. James Armstrong IRA  
813 Amaryllis Lane  
Venice, FL 34292

ETC FBO Dale P. Wright IRA  
9542 Scotstoun Drive  
Huntington Beach, CA 92646

ETC FBO Elaine Garland  
419 Main Street #33  
Huntington Beach, CA 92648

ETC FBO Jeff Shirkani SEP IRA  
32421 Caribbean Drive  
Dana Point, CA 92629

ETC FBO John Clark Stancil  
8517 Galway Place  
San Diego, CA 92129

ETC FBO Justin and Kristina Davis  
22483 Mission Hills Lane  
Yorba Linda, CA 92887

ETC FBO Michael Wisnev IRA  
3208 Bonnie Hill Drive  
Los Angeles, CA 90068

ETC FBO Paul Kirch IRA  
35 Malibu  
Laguna Niguel, CA 92677

ETC FBO Pinkowski Family Trust  
2124 Colina Del Arco Iris  
San Clemente, CA 92673

ETC FBO Richard J. Fazendin IRA  
23692 Calle Hogar  
Mission Viejo, CA 92691

ETC FBO Ritch S. Wright IRA  
9542 Scotstoun Drive  
Huntington Beach, CA 92646

ETC FBO Robert Fields IRA  
28792 Mira Vista  
Laguna Niguel, CA 92677

ETC FBO Sarah Hodgman TTEE  
1913 Rockmoor  
Fort Worth, TX 76134

Eva Herring  
33 Goldbriar Way  
Mission Viejo, CA 92692

Garcia, Susan  
P.O. Box 6609  
Laguna Niguel, CA 92677

Garza, Gloria  
701 Calle de Silva  
Redlands, CA 92374

Garza, Gloria IRA  
701 Calle de Silva  
Redlands, CA 92374

Generoso Santa Maria Reye IRA  
25741 Morales  
Mission Viejo, CA 92691

Grado Family Living Trust  
24972 Woolwich Street  
Laguna Hills, CA 92653

Harmon Family Trust  
47 Gema  
San Clemente, CA 92672

Keuthan, Jan  
25591 Leeward Drive  
Dana Point, CA 92629

Lewis  
33681 Scottys Cove Drive  
Dana Point, CA 92629

M&E Herring  
33 Goldbriar Way  
Mission Viejo, CA 92692

Moliero IRA  
400 Deal Lake Drive, Apt 6D  
Asbury Park, NJ 07712

Monaghan  
14 Acorn  
Irvine, CA 92604

Monaghan, Mark  
14 Acorn  
Irvine, CA 92604

Monte Herring  
33 Goldbriar Way  
Mission Viejo, CA 92692

Morefield  
27521 Manor Hill Road  
Laguna Niguel, CA 92677

Morefield, Dan  
27521 Manor Hill Road  
Laguna Niguel, CA 92677

Randolph, Doug  
21 Calle Verano  
Rancho Santa Margarita, CA 92688

Reyes ROTH IRA  
25741 Morales  
Mission Viejo, CA 92691

Robert Taylor  
5002 Pendleton Court  
Los Angeles, CA 90056

Rochelle Skodi  
9542 Scotstoun Drive  
Huntington Beach, CA 92646

Ruby Carson  
11621 Norma Lane  
Garden Grove, CA 92840

Skodi Trust  
9542 Scotstoun Drive  
Huntington Beach, CA 92646

Stan Saviski  
1214 Via Visalia  
San Clemente, CA 92672

The Savitski Family Trust,  
dated January 09, 1990  
1214 Via Visalia  
San Clemente, CA 92672

Theodore, Brown  
3411 East Barrington Drive  
Orange, CA 92869